

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
OCTOBER 5, 2006**

COUNCIL CHAMBERS, 12th FLOOR

9:00 A.M.

**THE PLANNING COMMISSION WILL BREAK FOR LUNCH
FROM 12:30 TO 1:30 IN THE CLOSED SESSION ROOM**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

- ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE TIME PER SPEAKER.**
- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**
- ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.
- ITEM-4: **DIRECTOR'S REPORT**
- ITEM-5: **COMMISSION COMMENT.**
- ITEM-6: **APPROVAL OF MINUTES FOR AUGUST 31, 2006, SEPTEMBER 7, 2006, AND SEPTEMBER 21, 2006.**

ITEM -7: **HARDY AVENUE CONDOS– PROJECT NO. 86317**
City Council District: 7 Plan Area: College

Staff: Jeffrey W. Robles

Tentative Map to convert twelve (12) existing residential units to 12 condominiums on a 0.158 acre site, in the Fraternity/MR-3-9 Zone of the College Area Community Planning Area, located at **5565 Hardy Avenue**. Exempt from environmental review. Report No. PC-06-232

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: ***RAINER PLACE - PROJECT NO. 75711**
City Council District: 7 Plan Area: Navajo

Staff: Jeffrey W. Robles

Rezone from RM-1-1 to RM-3-7; Tentative Map with Public Right of Way Vacation to vacate a portion of Rainier Avenue; and a waiver to underground the existing overhead utilities to create 22 residential condominium units (New Construction); and a Planned Development Permit (PDP) for setbacks on a 0.688 acre site, within the Navajo Community Plan area located at **4535-4549 Rainier Avenue**. Negative Declaration No. 75711. Report No. PC-06-196

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-9: **3607 OCEAN FRONT WALK TENTATIVE MAP –PROJECT NO. 86489**
City Council District: 2 Plan Area: Mission Beach

Staff: Glenn Gargas

Tentative Map (Process 4) including a request to waive the requirement to underground the existing utilities to convert 10 existing residential units to 10 condominium units on a 0.162 acre site. The property is located at **3607 Ocean Front Walk**, in the R-S Zone of the Mission Beach Planned District, Coastal Overlay Zone (State of California Jurisdiction), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone and within the Mission Beach Community Plan Area. Exempt from environmental. Report No. PC-06-222

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **TROLLEY STOP RV PARK – PROJECT NO. 86481**
City Council District: 8 Plan Area: Otay Mesa - Nestor

Staff: Will Zounes

Amendment and Extension of Time to Conditional Use Permit/MHPA Boundary Line Adjustment 96-7318 (MMRP) and a Site Development Permit to modify a previously approved Recreational Vehicle (RV) camping park. The project amendment includes reducing the number of RV parking spaces from 213 to 142 to accommodate large coaches, minor modifications to accessory structures, and to modify the requirement to construct permanent structures two feet above the Base Flood Elevation (BFE) or flood proof permanent structures within the Special Flood Hazard Area (SFHA). The requirement modification would allow development to be constructed at the BFE. Project is located at **408 Hollister St.** within the AR-1-2/OF-1-1 zone. Addendum to Mitigated Negative Declaration No. 86481. Report No. PC-06-237

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **AFFORDABLE HOUSING DENSITY BONUS AMENDMENT**
City Council District: All; Plan Area: City Wide

Staff: Dan Joyce

Amendments to the Land Development Code (Chapter 12, Article 6, Division 7; Chapter 14, Article 1, Division 3; and Chapter 14, Article 3, Division 7) to comply with a succession of three state mandates regarding affordable housing density bonus as well as two city-initiated initiated. Report No. PC-06-264

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval